City Explanation for Ocean Bluff Assessment Areas for Development

Subject: RE: Ocean Bluff Way
Date: Fri, 9 Aug 2024 00:04:50 +0000
From: Esteban Danna <edanna@encinitasca.gov>
To:
CC: Matthew Edgeworth <medgeworth@encinitasca.gov>

Hi ,

Please see my responses in red below. I am also copying Matthew Edgeworth, the city's Traffic Engineer, who can answer question no. 6 below.

Regards,

Esteban

ESTEBAN DANNA
Senior Planner
Development Services Department
505 South Vulcan Ave, Encinitas, CA 92024
760.633.2692 | edanna@encinitasca.gov
www.encinitasca.gov

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Please tell us how we are doing.

From:
Sent: Wednesday, August 7, 2024 11:47 AM
To: Esteban Danna <edanna@encinitasca.gov>
Subject: Ocean Bluff Way

Dear Mr. Danna,

I am a resident of and am seeking information before submitting my comments on the Ocean Bluff Way project, due Aug. 12. Could you kindly address these questions.

1) How is the neighborhood defined for purposes of determining impacts from the Ocean Bluff project?

Public notices are sent out to those within a 500-foot radius from the property. For the purposes of assessing cumulative impacts through the EIR, the City is looking at the neighborhood at a larger radius from the subject property. The EIR consultant is still assessing what the appropriate radius should be (e.g.: ¼, ½, 1 mile, etc.).

I see the 1995 "area of assessment" document on the city portal, with about 96 addresses. Is that the same map in use here? https://portal.encinitasca.gov/CustomerSelfService#/plan/FA602334-7C48-474E-B937-70B37C5CF048?tab=locations

The number of addresses to be notified depends on how many properties are located within the 500-foot radius from the property.

This list also includes the Sea Ridge development from c. 2020, which indicates an update.

Please provide or direct me to the current list used to assess the project's impact.

The 500-foot radius lists may be found in https://portal.encinitasca.gov/CustomerSelfService#/plan/18b85659-3af6-40ff-b267-ca143bdb5a6e?tab=attachments. Please note that this list does not include the areas that the EIR will include when assessing cumulative impacts.

[attached]

3) The 1995 assessment list has only 5 addresses from Requeza Street on it, 731 to 843. Yet the number of homes on the street that will be affected by the project is much larger, including new construction since 1995 and the corner of Nardo. Why are so few Requeza addresses covered? Please see responses above.

If there is a more current assessment for Requeza, please provide me with a copy or link.

3) Regarding Melba Road, only 728 and 808 are on the 1995 list. 796/798 on the corner with Bracero will also be strongly impacted, as will others. Does any updated assessment include Melba?

Please see the lists in https://portal.encinitasca.gov/CustomerSelfService#/plan/18b85659-3af6-40ff-b267-ca143bdb5a6e?tab=attachments.

[attached]

4) Were all neighbors (property owners, tenants) on the current list informed of the NOP process and deadline?

Two lists are prepared, one for occupants and another for property owners.

[attached]

5) Are renters and tenants in the assessment area entitled to submit comments on the project?
Yes, all members of the public may provide comments.

Are residents outside the area, including those who will be directly affected by the traffic, entitled to submit comments at this time?

Yes, all members of the public may provide comments.

6) With respect to traffic impacts, how are "car trips" defined? I've seen the term used on the Encinitas Traffic Management Program. Does that term included one-way or completed car trips? For instance, when our neighbors drive down Requeza, it typically involves two passes, out and back.

Thank you for your help.